

2004 King County Comprehensive Plan Update

Area Zoning Study

Department of Development and Environmental Services

Study Area: Enumclaw Golf Course
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Summary

This study area of approximately 200 acres is the Enumclaw Golf Course property. Ownership of the Enumclaw Golf Course property has recently been transferred to the City of Enumclaw. The Urban Growth Boundary needs to be amended to include the golf course within the Urban Area so that it can be annexed by the City of Enumclaw.

The property currently borders the Urban Growth Area on its north side. It is designated Rural Residential in the King County Comprehensive Plan Land Use Map, and zoned RA-10, Rural Residential – one home per ten acres.

It is proposed that the Urban Growth Area and Enumclaw's Potential Annexation Area be amended to include the study area. It is proposed that the area be designated Rural City Urban Growth Area and zoned UR, Urban Reserve – one dwelling unit per five acres.

Background

In 2002, King County endeavored to transfer ownership and operation of local County parks and recreational facilities within or bordering cities to those jurisdictions. As part of this process, King County negotiated an interlocal agreement for the City of Enumclaw to take ownership of the Enumclaw Pool facility and the Enumclaw Golf Course, approved by the King County Council with the passage of Ordinance 14590. This agreement calls for an amendment of the Urban Growth Area to include the Enumclaw Golf Course property. Enumclaw intends to annex the study area.

Applicable Countywide Planning Policies:

FW-1 STEP 9. Amendments to the Countywide Planning Policies may be developed by the Growth Management Planning Council or its successor, or by the Metropolitan King County Council, as provided in this policy. Amendments to the Countywide Planning Policies, not including amendments to the Urban Growth Area pursuant to Step 7 and 8 b and c above, shall be subject to ratification by at least 30 percent of the city and County governments representing 70 percent of the population in King County. Adoption and ratification of this policy shall constitute an amendment to the May 27, 1992 interlocal agreement among King County, the City of Seattle, and the suburban cities and towns in King County for the Growth Management Planning Council of King County.

CC-11 All jurisdictions shall work cooperatively to ensure parks and open spaces are provided as development and redevelopment occur.

Applicable King County Comprehensive Plan Policies:

- U- 101** Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.
- U- 201** King County should work with the cities to focus countywide growth within their boundaries and should support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan and Countywide Planning Policies. An annexation proposal is consistent with the King County Comprehensive Plan when:
- a. The proposed annexation area is: 1) wholly within the Urban Growth Area and 2) within the city's designated Potential Annexation Area;
 - b. The city is planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies;
 - c. Adopted Countywide goals and policies for urban services, environmental and cultural resource protection will be supported; and
 - d. Long-term protection of King County-designated Urban Separators is ensured.
- R-103** King County's Rural Area is considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130(3) and Countywide Planning Policy FW-1.

The following proposed KCCP policy is also applicable:

- U-103a** Rural properties that are adjacent to a city and are owned by that city for purposes of establishing a park may be redesignated to urban only when:
- a. The property to be redesignated is no more than 30 acres; and
 - b. The property was acquired by the city prior to 1994; or
 - c. The property is a King County park and is being transferred to the city through a park transfer agreement.

Applicable Agreement:

From the Intergovernmental Land Transfer Agreement Between King County and the City of Enumclaw:

- 3.1** The King County Executive's proposed 2004 Comprehensive Land Use Plan Amendments will include a proposal to modify the City's urban growth boundary so that it will encompass the golf course property in a manner that will enable the City at its discretion to annex the Property into its municipal boundary.

Analysis:

Transferring the Enumclaw Pool and Golf Course to the City of Enumclaw was necessary to ensure that active recreation facilities remain available to residents of Enumclaw and the surrounding area, promoting a healthy community. Designating this land Urban and adding it to Enumclaw's Potential Annexation Area will allow Enumclaw to annex the area so that it can provide necessary services. Countywide Planning Policy CC-11 directs the County to support

the City's effort to provide parks for its residents. The interlocal agreement for transferring the Enumclaw Pool calls for the Urban Growth Area to be amended to include the Enumclaw Golf Course.

There is no justification for redesignating this study area as Urban based on growth and development needs. There is sufficient development capacity within the existing Urban Growth Area. In this case, however, a public benefit will result by adding the study area to the Urban Area. There will be no added development capacity as a result of this amendment.

The proposed amendment to the Urban Growth Area will be brought to the Growth Management Planning Council in 2004, as required by Countywide Planning Policy FW-1 Step 9.

A portion of parcel 2920079020, a 60-acre parcel owned by Weyerhaeuser, includes the third hole of the golf course. The area is zoned RA-10 but is designated Forestry and included within the boundaries of the Forest Production District (FPD). It will be necessary to make an amendment to the FPD boundary in order to redesignate this area Urban. This is a technical amendment to correct the FPD boundary at this location. The area is not zoned Forest, has historically been part of the golf course, and is not contiguous to any other part of the FPD, as it is separated from the rest of the parcel by the Enumclaw-Chinook Pass Road right-of-way. There will be no reduction in forestland as a result of this amendment.

Conclusions:

The proposed amendment is consistent with Countywide Planning Policy CC-11, supporting Enumclaw in providing recreational opportunities for its residents.

The proposed amendment is consistent with King County Comprehensive Plan Policy U-101, as it will support recreation within the Urban area, promoting a healthy community.

The proposed amendment will add the study area to Enumclaw's Potential Annexation Area, allowing the area to be annexed consistent with King County Comprehensive Plan Policy U-201.

This minor Urban Growth Area amendment would serve a valid public purpose without adding development capacity. This amendment meets the intent of the Growth Management Act and Countywide Planning Policies, and is therefore consistent with King County Comprehensive Plan Policy R-103.

The amendment fulfills section 3.1 of the interlocal agreement with the City of Enumclaw for transferring the Enumclaw Pool and also complies with proposed KCCP policy U-103a.

The FPD boundary should be amended to remove a portion of parcel 2920079020 that is part of the golf course.

Executive Staff Recommendation:

Amend the Urban Growth Area to include the study area inside Enumclaw's Rural City Urban Growth Area.

Amend the Forest Production District boundary to remove a portion of parcel 2920079020 that is part of the golf course.

Update the Interim Potential Annexation Area Map to include the study area in the City of Enumclaw's Potential Annexation Area.

Amend the land use designation of the study area to Rural City Urban Growth Area.

Amend the zoning of the study area to UR.

See the attached maps showing the recommended amendments.